

JULIE RODEWALD
San Luis Obispo County – Clerk/Recorder

MF
2/18/2005
11:37 AM

Recorded at the request of
First American Title Company

RECORDING REQUESTED BY
FATCO
ESCROW NO. 1638824LB
WHEN RECORDED MAIL TO:
State of California
Wildlife Conservation board
Attn: Executive Director
1807 13th Street, Suite 103
Sacramento, CA 95814-7137

DOC#: 2005013402



Titles:	1	Pages:	5
Fees			19.00
Taxes			0.00
Others			0.00
PAID			\$19.00

**OFFICIAL STATE BUSINESS – EXEMPT FROM RECORDING FEES PURSUANT TO GOV'T CODE
SECTION 27383**

Space above this line for Recorder's use

**NOTICE OF UNRECORDED TAX-CREDIT AGREEMENT
(JUNGE RANCH PORTION OF THE HEARST RANCH, SAN LUIS OBISPO
COUNTY, CALIFORNIA)**

**RECORDING REQUESTED BY AND
WHEN RECORDED, RETURN TO:**

State of California }
Wildlife Conservation Board }
Attn: Executive Director }
1807 13th Street, Suite 103 }
Sacramento, CA 95814-7137 }

Space above line for Recorder's use

Project Name: Hearst Ranch Conservation Project
 Junge Ranch Donation
County: San Luis Obispo

NOTICE OF UNRECORDED TAX-CREDIT AGREEMENT

(Junge Ranch portion of the Hearst Ranch, San Luis Obispo County, California)

This Notice of Unrecorded Tax-Credit Agreement ("Notice"), dated as of February 18, 2005, is recorded concurrently with the gift deed described below, to provide notice of an agreement among the Wildlife Conservation Board ("WCB"), the State Coastal Conservancy ("SCC"), and the Department of Parks and Recreation ("DPR"), three agencies of the State of California, pertaining to the acquisition of interests in real property commonly known as the Junge Ranch (an approximately 906-acre portion of the Hearst Ranch) in San Luis Obispo County, California, pursuant to the Natural Heritage Preservation Tax Credit Act of 2000 ("the Act"), Division 28, (commencing with section 37000) of the Public Resources Code. WCB, SCC and DPR agree as follows:

1. On approximately February 15, 2005, WCB, SCC, and DPR entered into the Hearst Ranch Tax-Credit Reimbursement Agreement, Agreement No. WC - 4071JD ("the agreement"). Through the agreement, the parties agree to reimburse the General Fund for revenue lost as a result of the award of tax credits under the Act with respect to a donation of interests in the Junge Ranch
2. The property interests donated for permanent conservation in accordance with the requirements of the Act include approximately 117 acres west of State Highway 1 that DPR will hold in fee, subject to a Deed of Scenic Conservation Easement and Agreement Concerning Easement Rights (West Side Junge Area), granted to American Land Conservancy, a California nonprofit public benefit corporation ("ALC"); and approximately 789 acres east of Highway 1 that is part of a larger conservation easement encumbering approximately 80,000 acres of the Hearst Ranch granted to ALC.
3. The fee interest affected by the Act and subject to this agreement is described in Exhibit A to the "Corporation Gift Deed" for San Luis Obispo County Assessor's Parcel Nos. 013-011-020, 021 and portion of 017 by Hearst Holdings, Inc., a

Notice of Unrecorded Tax-Credit Agreement
(Junge Ranch Portion of the Hearst Ranch, San Luis Obispo County, California)

Delaware corporation, to the State of California, acting on behalf of DPR; and recorded concurrently with this Notice.

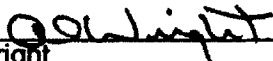
4. This Notice is for the purpose of recordation, and it in no way modifies the agreement, which is incorporated herein by reference.
5. For additional provisions of the agreement, reference should be made to the Hearst Ranch Tax-Credit Reimbursement Agreement among WCB, SCC, and DPR dated February 15, 2005, which is on file at the offices of:

The Wildlife Conservation Board, 1807 13th Street, Suite 103, Sacramento, California 95814-7137; mailing address: Wildlife Conservation Board, c/o Department of Fish and Game, P. O. Box 944209, Sacramento, CA 94244-2090;

The State Coastal Conservancy, 1330 Broadway, Suite 1100, Oakland, California 94612; and

The California Department of Parks and Recreation, Central Records Office, One Capitol Mall, Suite 340, Sacramento, California 95814.

WILDLIFE CONSERVATION BOARD


Al Wright
Executive Officer

STATE COASTAL CONSERVANCY


Samuel Schuchat
Executive Officer

CALIFORNIA DEPARTMENT OF PARKS AND RECREATION


Ruth Coleman
Director

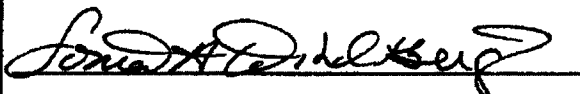
STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO)

On 2-14, 2005, before me, the undersigned, a notary public for the state,
personally appeared RUTH COLEMAN

☒ personally known to me - OR -
☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me
that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

WITNESS my hand and official seal.



Print Name: SONIA A. WINDTBERG



NOTARY SEAL

STATE OF California)
COUNTY OF Sacramento)

On 2-15, 2005, before me, the undersigned, a notary public for the state,
personally appeared Glenn C. Alex

☒ personally known to me - OR -
☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me
that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

WITNESS my hand and official seal.



Print Name: Terri L. Muzik



NOTARY SEAL

STATE OF California)
COUNTY OF Sacramento)

On 2/15, 2005, before me, the undersigned, a notary public for the state,
personally appeared AL. Wright

☒ personally known to me - OR -
☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me
that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

WITNESS my hand and official seal.

TERRI L. MUZIK

Print Name: TERRI L. MUZIK



NOTARY SEAL